

The Junction City Planning Commission met on Wednesday, September 21, 2016 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, Jason Thiesfeld (Chair), James Hukill, Jeff Haag, Ken Wells, Jack Sumner, and Sandra Dunn; Planning Commission Alternates, Alicia Beymer, and Patricia Phelan; City Planner, Jordan Cogburn; and Planning Secretary, Tere Andrews.

Absent: Planning Commissioner Stuart Holderby

1. Open Meeting and Review Agenda

Chair Thiesfeld opened the meeting at 6:30 pm and led the Pledge of Allegiance.

2. Changes to the Agenda

None

3. Public Comment (for items not already on the agenda)

None

4. Approval of Minutes

- July 20, 2016

Motion: Commissioner Phelan made a motion to approve the April 20, 2016 minutes as written. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Sumner, and Phelan voted in favor.

5. Public Hearing: Wiechert Annexation and Rezone A-16-01/RZ-16-02

Chair Thiesfeld opened the public hearing for the Annexation and Rezone application from Bruce Wiechert Custom Homes, LLC, File #'s A-16-01/RZ-16-02 and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

There were no biases, ex parte contacts, or conflicts of interest declared.

Staff Report

Planner Cogburn reviewed the staff report. The subject site was located at 1635 W 10th Avenue and was inside the Junction City Urban Growth Boundary (UGB). It was contiguous to a city boundary line. It was designated Medium Density Residential (MDR) on the city's Comprehensive Plan Designation Map. A designation of MDR equated to a zoning of R2 (Duplex Residential).

An application was also submitted for subdivision of the property into single family home lots. Until the annexation and rezone applications had been reviewed by the Planning Commission and City Council, that application could not be reviewed. Should annexation and rezoning move forward, the subdivision application would come before the Planning Commission at a later date.

Chair Thiesfeld asked if there were questions from the Commission for Planner Cogburn.

There were none.

Testimony

Proponents

There were none.

Opponents

Ms. Paula Loftin, 820 Vine Street, Junction City OR 97448 said in conversations with neighbors, they were not in support of the annexation from an aesthetics point of view. They also expressed concerns about the potential about higher density housing such as duplexes which would be rentals. Additional traffic was also mentioned as a concern, particularly along Vine Street.

Planner Cogburn explained that in the R2 zoning district uses permitted in the R1 (Single Family Residential) were permitted outright. The subdivision application submitted, which would not be reviewed by the Planning Commission at this meeting, proposed single family lots.

Mr. Chris Rouse, 905 Vine Street, Junction City OR 97448 echoed his neighbors concerns regarding higher density residential housing and the increased traffic. He asked why the zoning had to be R2 rather than R1.

Planner Cogburn explained that the State required, through the comprehensive planning process, that a certain number of acres be designated as medium density, low density residential, commercial and industrial. The process to change a designation required a change to the City's Comprehensive Plan which took time. The R2 zoning name of Duplex Residential was somewhat misleading in that it did permit single family homes.

Mr. Rouse said the property had been a nice green space for the neighborhood. He asked if there were plans for replacement of the green space.

Planner Cogburn explained that the Parks Master Plan identified the need for additional parks/open spaces. That master plan included future parks on the west side of town.

Commissioner Haag noted an amendment to the Comprehensive Plan was a long and expensive process. He encouraged people to attend the public hearing for the subdivision application.

Commissioner Sumner added property owners within 300-feet of the subject site would be notified of a public hearing on a proposed subdivision.

Neutral Parties

There were none.

Deliberations

Chair Thiesfeld closed the public hearing for A-16-01/RZ-16-02.

Commissioner Haag noted the application met the criteria. Commissioners Hukill and Dunn agreed.

Motion: Commissioner Hukill made a motion to recommend to the City Council, approval of the proposed annexation and rezone, File # A-16-01/RZ-16-02 based on the findings presented in the Final Order. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Sumner, and Phelan voted in favor

6. Planning Commission Term Expirations

The following Planning Commission terms of office were set to expire October 1, 2016: Commissioners Jason Thiesfeld, Stuart Holderby, and Ken Wells and; Alternates: Alicia Beymer and Patricia Phelan.

Motion: Commissioner Haag made a motion to recommend, to the Mayor and City Council the re-appointment of Planning Commissioners Jason Theisfeld, Stuart Holderby, and Ken Wells and; Alternates Alicia Beymer, and Patricia Phelen. Commissioner Sumner seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Sumner, and Phelan voted in favor.

7. Planning Activity Report

The Commission reviewed the September activity report.

8. Commission Agenda Forecaster

The Commission reviewed the agenda forecaster.

9. Commissioner Comments

There were none.

VIII. Adjournment

Motion: Commissioner Hukill made a motion to adjourn the meeting. Commissioner Phelan seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Sumner, and Phelan voted in favor.

The meeting adjourned at 7:42 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday October 19, 2016 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jason Thiesfeld, Planning Commission Chair